

Head of Planning and Development Management
Building 2, North London Business Park
Oakleigh Road South, London, N11 1NP
Contact Number: 020 8359 4516

PLANNING

Ms H Puttonen
Frogmore Property Company
Ltd
11-15 Wigmore Street
London
W1A 2JZ

Application No: **F/04523/09**
Registered Date: 18/12/2009

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

TAKE NOTICE that the Barnet London Borough Council, in exercise of its powers as Local Planning Authority under the above Act, hereby:

REFUSES PLANNING PERMISSION for: -

Demolition of existing building and erection of a new building up to five stories in height containing 1628m² of flexible space at ground floor level for uses including and limited to shops, (use class A1), a doctors surgery (use class D1) and a library (use class D1), 65 flats (use class C3) on the first to fourth floors, a basement level 72 space car park accessed from Friern Watch Avenue and ancillary facilities and works including the provision of amenity space, refuse and recycling storage facilities and cycle parking facilities.

At:- 886-902 High Road, London, N12 9RN

as referred to in your application and shown on the accompanying plan(s):

For the following reason(s): -

- 1 The proposed building would, by reason of its design, size, height, bulk, mass, density and scale result in a cramped form of development and an overdevelopment of the site, which is detrimental to the character and appearance of the area, contrary to policies GBEnv1, GBEnv2, H16, D1, D2, D3 and D4 of the Adopted Barnet Unitary Development Plan (May 2006), policies 2A.1, 3A.3, 3A.6, 4B.1 and 4B.8 of the London Plan (Alterations and consolidations since 2004 published February 2008) and Government guidance contained in Planning Policy Statements 1 Delivering Sustainable Development and 3 Housing.

- 2 The proposed building would, by reason of its design, size, bulk, mass, height and siting be overbearing, visually obtrusive and result in an unacceptable sense of enclosure, overlooking and loss of privacy, to the detriment of the amenities of the occupiers of neighbouring properties. The proposed building would not therefore constitute a sustainable form of development and be contrary to policies GSD, GBEnv2, D1, D4, D5, H16 and H17 of the Adopted Barnet Unitary Development Plan (May 2006), policies 2A.1, 3A.6 and 4B.1 of the London Plan (Alterations and consolidations since 2004 published February 2008) and Government guidance contained in Planning Policy Statements 1 Delivering Sustainable Development and 3 Housing.
- 3 The proposed dwellings would, by reason of their design, density and layout, represent a cramped form of development and an overdevelopment of the site that fails to provide their future occupiers with acceptable levels of amenity space to the detriment of their amenities. The proposed dwellings would not therefore constitute a sustainable form of development and be contrary to policies GSD, GBEnv2, D1, D3, D4, L12, H16, H18 and H20 of the Adopted Barnet Unitary Development Plan (May 2006), policies 2A.1, 3A.3, 3A.6, 3D.13, 4A.3 and 4B.1 of the London Plan (Alterations and consolidations since 2004 published February 2008), Government guidance contained in Planning Policy Statements 1 Delivering Sustainable Development and 3 Housing, the Barnet Supplementary Planning Document Sustainable Design and Construction (February 2008) and the Mayor of London Supplementary Planning Guidance Providing for Children and Young People's Play and Informal Recreation (March 2008).
- 4 The development does not include a formal undertaking to enter into a travel and traffic management plan, provide a contribution to affordable housing to meet the demand for such housing or financial contributions towards the enhancement of public open space in the area, the costs of the additional pressure on existing library facilities that would be caused by the development, the extra educational and health facility provision costs arising in the borough as a result of the development, ensuring that occupants of the development and their visitors cannot obtain parking permits in the surrounding area or the monitoring of the undertaking, which are necessary for the proposal to be acceptable. The proposal is therefore contrary to policies GCS1, GRoadNet, GParking, H5, H8, H20, CS2, CS8, CS13, L12, M3, M10, IMP1 and IMP2 of the Adopted Barnet Unitary Development Plan (May 2006), policies 2A.1, 3A.10, 3A.18, 3C.3, 3C.17 and 3C.23 of the London Plan (Alterations and consolidations since 2004 published February 2008), the Barnet Supplementary Planning Documents Contributions to Health Facilities from Development (July 2009), Contributions to Library Services from Development (February 2008), Contributions to Education from Development (February 2008), Affordable Housing (February 2007) and Planning Obligations (September 2006) and the Mayor of London Supplementary Planning Guidance Providing for Children and Young People's Play and Informal Recreation (March 2008).

INFORMATIVE(S):-

- 1 The plans accompanying this application are:- P001S; P002; P003A; P004; P005; P006; P110S; P111S; P112S; P113S; P114S; P115S; P116S; P117S; P200S; P201S; P300S; P301S; P302S

Date of Decision: 18 February 2010

Signed:



**Acting for Martin Cowie
Head of Planning and Development Management**

NOTE(S):-

1. Your attention is drawn to the attached Schedule which sets out the rights of an applicant who is aggrieved by a decision of the Local Planning Authority.
2. This notice relates solely to the refusal of planning permission and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.